

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

Minutes

Meeting

Cape Cod Commission

First District Courthouse • Assembly of Delegates Chambers
3195 Main Street, Barnstable, MA 02630

July 20, 2017

The meeting was convened at 3:00 p.m., and the Roll Call was recorded as follows:

Town	Member	Present
Barnstable	Royden Richardson	✓
Bourne	Richard Conron	✓
Brewster	Elizabeth Taylor	✓
Chatham	Michael Skelley	✓
Dennis	Richard Roy	✓
Eastham	Joy Brookshire	✓
Falmouth	Charles McCaffrey	✓
Harwich	Jacqueline Etsten	✓
Mashpee	Ernest Virgilio	Absent
Orleans	Len Short	Absent
Provincetown	Vacant	Vacant
Sandwich	Harold Mitchell	✓
Truro	Kevin Grunwald	✓
Wellfleet	Roger Putnam	✓
Yarmouth	John McCormack, Jr.	✓
County Commissioner	Mary Pat Flynn	✓ (arrived at 3:10 p.m.)
Minority Representative	John Harris	✓
Native American Rep.	David Weeden	✓ (arrived at 3:05 p.m.)
Governor's Appointee	Michael Maxim	✓

The meeting of the Cape Cod Commission was called to order on Thursday, July 20, 2017 at 3:00 p.m. in the First District Courthouse, Assembly of Delegates Chambers, 3195 Main Street, Barnstable, MA. Roll was called and a quorum established.

SUMMARY OF ACTIONS TAKEN/VOTES:

Continued Public Hearing: Cape Cod Five Hyannis Banking Center #TR17006

Following presentations, public testimony and discussion on the Development of Regional Impact (DRI) application submitted by The Cape Cod Five Cents Savings Bank for the redevelopment of an 8.7-acre site located at 131 Attucks Lane/1520 Iyannough Road in Hyannis to accommodate a new banking center, the Commission voted unanimously to close the public hearing, adopt the draft DRI decision for the project recommended by the subcommittee, and approve the project subject to the conditions in the draft decision. The subcommittee approved the June 28, 2017 subcommittee hearing minutes.

■ EXECUTIVE DIRECTOR'S REPORT

Executive Director Paul Niedzwiecki said three weeks-ago the Commission hosted its annual OneCape Conference, 400 people were in attendance, the first day focused on the water matrix and the second day focused on the Commission's Regional Policy Plan (RPP). He said regarding the RPP the Commission is trying to focus on housing and infrastructure, they received a lot of feedback and he will get back to the Commission on that. He said they are ending meetings with the RPP subcommittee and he will provide the Commission with a timeline for a draft document.

■ CAPE COD FIVE HYANNIS BANKING CENTER #TR17006

Chair Harold Mitchell opened the public hearing at 3:05 p.m. and noted that this is a continued public hearing from June 28, 2017. He said today's public hearing is on the proposed Cape Cod Five Hyannis Banking Center project, located at 1520 Iyannough Road and 131 Attucks Lane in Hyannis, that is being reviewed by the Commission as a Development of Regional Impact (DRI). He said the project proposes demolition of all existing buildings and structures at the property, and subsequent construction of a 78,220-square foot banking center with drive-up retail branch, parking garage, and associated site improvements.

The minutes of the June 28, 2017 subcommittee hearing were reviewed by subcommittee members Royden Richardson, Jack McCormack, Roger Putnam, Richard Conron and Michael Skelley. Royden Richardson moved to approve the minutes, Jack McCormack seconded the motion, and a vote called on the motion passed with a unanimous vote.

Attorney Andrew Singer, with the law firm Singer & Singer representing the applicant, introduced the project team at today's hearing. He said Cape Cod Five is a local financial institution, a bank that is thriving and needs to expand. He said Cape Cod Five's expansion goals had three criteria: 1) the land be centrally located, 2) use land previously developed, and 3) the land be in an area of town supported by the Town of Barnstable. He said the expansion goals have all been achieved. With the use of PowerPoint slides Attorney Singer described the project's proposed development plan and said project benefits include a multi-level parking structure, environmental benefits, subsurface drainage, removal of three onsite septic systems and extension of the sewer system.

Matthew Eddy, professional engineer with Baxter & Nye Engineering, provided an overview of the existing site and said the site is bound on the north by the Hyannis Golf Club, is located south and west across Route 132, and said this area of Route 132 is being developed as a financial area. Mr. Eddy described the site layout, landscape plan, the proposed main building and three-level parking garage, lot coverage and restoration of vegetation on the site. He said there will be four access points—two off Route 132 and two off Attucks Lane—and a new sidewalk is being proposed. He said the pump station that is being designed will be a municipal pump station that the town has requested.

Kurt Raber, architect with Brown Lindquist Fenuccio & Raber Architects, described the building design and the parking and landscape design. He said this will be the bank's new headquarters and this will be home for over 300 employees. Mr. Raber described the building layout, outside courtyard area and three-story parking garage. He said the parking garage preserves many acres of the site and the office building and parking areas are surrounded by a very detailed landscape design.

Jon Idman, Chief Regulatory Officer at the Commission, provided a procedural history on the project and said subcommittee hearings were held on May 25, June 7, June 28, 2017 and the subcommittee voted unanimously to recommend adoption of the draft Development of Regional Impact (DRI) decision that is before the Commission today. He said the project is consistent with the Commission's Regional Policy Plan (RPP) for land use as the project area functions as an economic center, it is proposed redevelopment and its use is compatible with the area, and the project uses the land efficiently and compacts redevelopment. Mr. Idman explained consistency with RPP issue areas for economic development, water resources, natural resources, open space, transportation and transportation mitigation, energy, affordable housing, heritage preservation and community character. He said the proposed landscaping screens parking from Route 132, the significant amount of landscaping on the site will create a seamless appearance from each building and the openness on the outside is compatible with the openness inside the building. He said the project will meet Barnstable's Fertilizer District of Critical Planning Concern Implementing Regulations and the Massachusetts Department of Transportation will need to approve the plantings on the Route 132 layout. He discussed General Finding GF16 in the draft decision and said the probable benefits of the project include redevelopment; aesthetic improvements at the "gateway" location to Hyannis; it replaces strip type development; it's an anchor project to an emerging financial services district; it improves conditions in the Wellhead Protection Area and in wetland buffers; the proposed sewer and sidewalk infrastructure serves the overall area of the site; the design includes high level LEED certifiability; the bank supports and drives other local and regional economic activity; and the bank provides quality employment and is a major employer in the region. He said detriments noted in GF16 are the project occurs within a 100-foot wetlands buffer/300-foot pond buffer; the project involves clearing of natural vegetation; and some proposed parking is located between buildings and roads. Mr. Idman said the subcommittee recommends approval and adoption of the project's draft decision.

Jackie Etsten said there are a lot of good features about the proposal. She asked which branches of the bank are being closed. Christopher Raber, Chief Real Estate Officer for Cape Cod Five, said none are being closed. Ms. Etsten said parking on the site is tight and inquired about expansion. Mr. Raber said it is tight and they might have to be creative about the parking. Ms. Etsten referred to Plan B2.2 and inquired about what looks like a flat tower. Mr. Raber said it's a circulation tower. Ms. Etsten said she would suggest it look nicer. Mr. Raber said it's on an angle and perhaps it's not clear on the illustration. Ms. Etsten asked if there would be in/out access for trucks and Mr. Raber said yes. Ms. Etsten said 25% trip reduction is not realistic and said it's a highway location. Steve Tupper, Transportation Planner at the Commission, said every plan is different and this plan offers a lot of amenities so they felt the project would not increase trips as people/employees may stay onsite say for lunch and the effectiveness of the plan they felt was reasonable.

Kevin Grunwald said it's an exciting project. He inquired about the number of employees now on Attucks Lane. Christopher Raber said they currently have two departments with approximately 15 employees daily. Mr. Grunwald asked where other employees would be coming from and inquired about 300 employees to open. Mr. Raber said some employees would come from Orleans. He said they would be hiring at open which could be upward of 250 employees and they would be looking for growth. Mr. Grunwald inquired about where employees live. Mr. Raber said there are about 500 Cape-wide, out of the 500 roughly 100 live in Barnstable. He said approximately 300 are Cape residents and some employees are from off Cape. Mr. Grunwald referred to the landscape plan and asked why a lawn is being proposed. Mr. Raber said they are proposing a lawn so people can go outside to the open space. He said all the landscaping to fill in the void around the building will not need to be irrigated except for some plants that would require irrigation only if needed in the summer. Mr. Grunwald asked if it's on a bus route. Steve Tupper said the Barnstable Village Route runs close to the site. He said a bus from the Transportation Center could ask for a bus to deviate.

David Weeden asked if a deed restriction has been completed. Attorney Andrew Singer said they have prepared a draft. Mr. Weeden said Red Root plant is a rare species and asked if it's in the impact area. Matthew Eddy said Red Root is a plant that exists along ponds but it is not found in the area of the pond on the site. He said that would be in the Deed Restriction. Mr. Weeden said he would recommend plants such as pollenators.

Elizabeth Jenkins, Director of Planning & Development—Town of Barnstable, said the Town of Barnstable did submit a letter stating that the project is consistent with the town's local bylaws and zoning. She said the town supports the project and is very happy to welcome the project to Hyannis as a "gateway."

Chair Harold Mitchell said removing septic systems from the site is a benefit.

Jack McCormack moved to close the public hearing and Roger Putnam seconded the motion. A vote called on the motion passed with a unanimous vote.

Royden Richardson moved to adopt the draft Development of Regional Impact decision for the project as recommended by the subcommittee and approve the project subject to the conditions in said decision. Jack McCormack seconded the motion. A vote called on the motion passed with a unanimous vote.

Royden Richardson said he was pleased to be a part of the process. He complimented the Cape Cod Five and the resources that the project brought to the Commission.

Christopher Raber thanked the Commission and staff for their work and vote of confidence.

Chair Harold Mitchell noted that the Commission's Committee on Planning and Regulation would be meeting immediately following the Commission meeting.

■ **NEW BUSINESS**

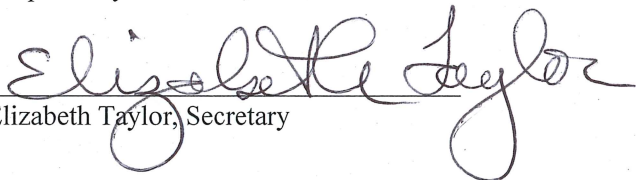
Topics not reasonably anticipated by the Chair more than 48 hours before the meeting.

Chair Harold Mitchell noted that Commission member Michael Skelley previously asked to have a discussion regarding the Marine Mammal Act and said that will be scheduled for a future Commission meeting.

Jackie Etsten asked that the School Street development in Barnstable be on the agenda for an upcoming Commission meeting. Chair Mitchell said it will be considered for a future Commission meeting.

A motion was made to adjourn at 4:10 p.m. The motion was seconded and voted unanimously.

Respectfully submitted,


Elizabeth Taylor, Secretary

List of Documents Used/Presented at the July 20, 2017 Commission Meeting

- Handout material: July 20, 2017 Commission meeting agenda.
- Handout material: Cape Cod Five Hyannis Banking Center Draft DRI Decision.
- Material Presented: Cape Cod Five Hyannis Banking Center PowerPoint slides presented by the Applicant.
- Material Presented: Cape Cod Five Hyannis Banking Center PowerPoint presented by Commission staff.